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CLERK
U.S. BANKRUPTCY
DISTRICT OF ARIZONA

Franciszek Niemyjski
12686 W Jasmine Trl.
Peoria, AZ 85383

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

Franciszek Niemyski
Debtor,
vs.
Federal National Mortgage Associations
Respondents

Chapter 13
No. 2:09-bk-27810-CGC

RESPONSE TO MOTION FOR
RELIEF FROM STAY

Trustee Sale that happened on December 8th, 2009 should have not happened due to automatic stay. With accordance with Title 11 USC § 362 (c)(1) primary residence stays as part of estate until the case is closed.

Another reason used for filling motion for relief from stay was no equity in the property which is not true either. See attachment "A" with same home models in the same community as primary residence of the Debtor which sold within last 6 months for price higher than mortgage amount.


_____, Pro Se
Franciszek Niemyjski
12686 W Jasmine Trl.
Peoria, AZ 85383

Residential

7 Properties

	Price / Status / MLS #	Map Code/Grid	Dwelling Type	# Bedrooms	# Bathrooms	Approx SQFT	Subdivision	Auction	Listing Member
1	 Status Change \$317,725 12980 W KOKOPELLI DR Peoria, AZ 85383 Closed / 4301696	H29	SF	3	3	2,111	Trilogy at Vistancia		
2	 \$317,000 12907 W BENT TREE DR Peoria, AZ 85383 Closed / 4038530	H29	SF	2	2	2,193	Trilogy at Vistancia		
3	 \$332,000 12457 W MAYA WAY Peoria, AZ 85383 Closed / 4267113	H29	SF	2	2	2,193	Trilogy at Vistancia		
4	 Status Change \$344,900 29269 N 130TH GLN Peoria, AZ 85383 Closed / 4309144	H29	SF	2	1.75	2,193	trilogy		
5	 \$353,900 29306 N 130TH DR Peoria, AZ 85383 Closed / 4266317	H29	SF	2	2	2,153	TRILOGY		
6	 \$389,000 27463 N 130TH DR Peoria, AZ 85383 Closed / 4279694	H29	SF	3	2	2,193	Trilogy at Vistancia		
7	 \$420,000 27617 N MAKENA PL Peoria, AZ 85383 Closed / 4270143	H29	SF	2	2	2,193	Trilogy at Vistancia		

Prepared by Andrzej Niemyjski All information should be verified by the recipient and none is guaranteed as accurate by ARMLS. March 10, 2010 7:33 AM MST © 2010 MLS and FBS.

Attachment "A"

Pages : 15

	4301696	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 3	SF: 2,111 / County Assessor	Subdivision: Trilogy at Vistancia	Tax Municipality: Peoria

Year Built: 2006
 Pool: Both Private & Community
 EF: 33RDPQ2.5G
 Approx Lot SqFt: 7,842 / County
 Assessor
 Apx Lot Size Range: 7,501 - 10,000
 Level: Single Level
 Dwelling Type: Single Family - Detached

Ele Sch Dist: 011 - Peoria Unified
 District
 Elementary School: Adult
 Jr. High School: Adult

High School Dist #: 011 - Peoria Unified
 District
 High School: Adult

Cross Streets: Happy Valley/Lake Pleasant Road **Directions:** 101 to 75th Ave, North to Deer Valley Rd, L to Lake Pleasant, R to Happy Valley, L to Trilogy Blvd, L on 130th Ave, L on Kokopelli to property

Remarks: LENDER OWNED**WONDERFUL OPPORTUNITY ON THIS BEAUTIFUL HOME IN THE 55+ COMMUNITY OF TRILOGY**HOME INCLUDES A PRIVATE COURTYARD AND A GUEST HOUSE**GOURMET KITCHEN WITH SS APPLIANCES AND STAGGERED CABINETS**BACKYARD HAS AN EXTENDED PATIO AND PLAY POOL**HURRY HURRY HURRY!! DONT MISS OUT ON THIS GREAT OPPORTUNITY**AS-IS-SELLER MAKES NO WARRANTIES OR GUARANTIES**CALL AGENT FOR AVAILABILITY**PLEASE ALLOW 2-3 BUSINESS DAYS FOR SELLER'S RESPONSE

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2.5 Car Garage Pool - Private: Pool - Private Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Gated Community; Guarded Entry Exterior Features: Separate Guest House; Covered Patio(s); Pvt Yrd(s)/Ctryd(s) Features: Complex Feature: Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Gated Community; Golf Course; On-Site Guard	Kitchen Features: Other (See Remarks) Master Bathroom: 3/4 Bath Master Bdrm Laundry: Wshr/Dry HookUp Only Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR; Breakfast Room Other Rooms: Guest Qtrs-Sep Entrn Basement Description: None	Const - Finish: Stucco Construction: Frame - Wood Roofing: All Tile Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C22 AN: 510-03-251 Lot Number: 1056 Town-Range-Section: 5N-1W-35 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,899/2009 Ownership: Fee Simple New Financing: Cash; CTL; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Trilogy at Vistancia HOA Telephone: 602-906-4914	HOA Fee/Paid: \$ 531/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Clubhouse/Rec Center; Prof Managed	Rec Center: Y Rec Center Fee: 0 Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 16 / 16	List Price: \$ 296,900	
Close of Escrow Date: 03/08/2010	Sold Price: \$ 317,725	Special Listing Cond: Age Rstrt (See Rmks); Lender Owned Prop
Off Market Date: 12/23/2009	Sold Price/SqFt: \$ 150.51	Status Update:
	Loan Type: Conventional	

Loan Years:	30
Payment Type:	Fixed
Pnts Pd By Buyer:	0
Pnts Pd By Seller:	0
Closing Cost Split:	Normal - N

Listed by: Juli Feinberg (crst01)

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	4038530	Residential	Single Family - Detached	Closed
	Beds/Baths: 2 / 2	SF: 2,193 / County Assessor	Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Trilogy at Vistancia Planned Cnty Name: Trilogy at Vistancia Model: Civitas Builder Name: Shea Hun Block: 2700 N Map Code/Grid: H29 Bldg Number:	

Year Built: 2006
Pool: Community
EF: 22RDO2G
Approx Lot SqFt: /
Apx Lot Size Range: 1 - 7,500
Level: Single Level
Dwelling Type: Single Family - Detached

Ele Sch Dlst: 000 - Out of Area
Elementary School: Other
Jr. High School: Other

High School Dist #: 000 - Out of Area
High School: Other

Cross Streets: Lake Pleasant & Happy Valley **Directions:** West on Happy Valley becomes Vistancia Blvd, Left on Trilogy Blvd, Left on Eagle, Left on Hedge Hog, Right on Bent Tree

Remarks: PRICE REDUCTION..... Fabulous Tuscan Style Civitas Model with private resort like backyard. This wonderful home shows better than a model. Entry is through a beautiful private courtyard. Upgraded kitchen with staggered cabinets and granite counters. Great room with media niche and views of the one of a kind backyard with custom BBQ, fountain and entertaining area. Private office with built in desk. Den has custom etched glass French Doors. Extended garage with cabinets and work bench.

Features	Room Details	Construction & Utilities	County, Tax and Financing
<p>Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage; Extended Lngth Garage; Electric Door Opener; Atch'd Gar Cabinets Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Desert Front; Desert Back; Guarded Entry Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Ctryd(s); Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Concierge; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile</p>	<p>Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Kitchen Island Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Master Bdrm Split; Other Bdrm Split; Mstr Bdr Walkin Clst Laundry: Wshr/Dry HookUp Only; Inside Laundry Dining Area: Formal; Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description:</p>	<p>Architecture: Santa Barbara/Tuscan Unit Style: All on One Level Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Technology: Cable TV Avail; HighSpd Intrnt Avail Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones</p>	<p>County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C28 AN: 510-03-179 Lot Number: 1002 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,515/2007 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: Seller Disc Avail Possession: By Agreement</p>

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 486/Quarterly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVrb; Clubhouse/Rec Center; Prof Managed	Rec Center: Y Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
Listing Dates	Pricing and Sale Info	Listing Contract Info	

CDOM/ADOM: 350 / 350
Close of Escrow Date: 10/29/2009
Off Market Date: 09/11/2009

List Price: \$ 320,000
Sold Price: \$ 317,000
Sold Price/SqFt: \$ 144.55
Loan Type: Conventional
Loan Years: 30
Payment Type: Fixed
Pnts Pd By Buyer: 0
Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Special Listing Cond: Age Rstrt (See Rmks)
Status Update:

Listed by: HomeSmart (cril04)

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4267113	Residential	Single Family - Detached	Closed
Beds/Baths: 2 / 2 SF: 2,193 / Builder		Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Trilogy Planned Cnty Name: Trilogy Model: Civitas Builder Name: Shea Hun Block: 26900 N Map Code/Grid: H29 Bldg Number:	
Year Built: 2005 Pool: Both Private & Community EF: 22RPSO2.5G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached		Ele Sch Dist: 011 - Peoria Unified District Elementary School: Adult Jr. High School: Adult	

Cross Streets: Happy Valley & Lake Pleasant **Directions:** West on Happy Valley left at Trilogy entrance (approx: 5 miles) Stop at guard gate. Through gate to Blue Sky, left to 125th Ave. Right to Bajada, quick left then quick right to Maya. left to home

Remarks: This home has it all, south Facing backyard, Tuscan elevation with upgraded doors and private courtyard. Chiseled edge tile in all areas except bedrooms with upgraded carpet. Custom kitchen with built-in stainless steel appliances, trash compactor, Staggered oak raised panel cabinets with designer package and rubbed bronze hardware, gas range, slab granite with undermount sink and exit to courtyard. Upgraded lighting and hardware throughout. Master bedrm has bay window and seperate exit and custom designed closet by Classy closets. Mstr bath has Granitex counters,custom trim, 1/4 glass shower door. Great room & den lots of custom built-in's. Private backyard has a Pebble-Tec Paddock Pool, self clean system, Built-in BBQ, Hot Springs SPA with no homes behind, Extended garage.

Master Bedroom	16 15	Bedroom 2	15 12	Kitchen	15 13		
Den	20 12	Family Room	26 30				

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2.5 Car Garage; Electric Door Opener Pool - Private: Pool - Private; Play Pool Spa: Above Ground Spa Horses: N Fireplace: No Fireplace Property Description: Golf Course Subd; Desert Front; Desert Back; Gated Community; North/South Exposure Exterior Features: Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playgrnd; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; On-Site Guard; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Compactor; Pantry Master Bathroom: 3/4 Bath Master Bedrm: Double Sinks Additional Bedroom: Master Bdrm Split; Separate Bdrm Exit Laundry: Wshr/Dry HookUp Only Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description:	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco; Brick Trim/Veneer Construction: Frame - Wood Roofing: Concrete Fencing: View/Wrought Iron; Block Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Pre-Wire Sat Dish; Sat Dish TV Ownd; Cable TV Avail; HighSpd Intnrt Aval; Ntwrk Wrng Multi Rms Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; R-Value Upgrades; Recirculation Pump	County Code: Maricopa Legal Subdivision: DESERT BLOOM AT TRILOGY AT VISTANCIA PARCEL C31 AN: 510-02-182 Lot Number: 411 Town-Range-Section: 5N-1W-35 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,621/2010 Ownership: Fee Simple New Financing: Cash; FHA; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Miscellaneous: Home Warranty Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Trilogy Comm Assoc HOA Telephone:	HOA Fee/Paid: \$ 531/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); Rental OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0
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PAD Fee: \$ 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 68 / 68 Close of Escrow Date: 12/31/2009 Off Market Date: 12/29/2009	List Price: \$ 349,000 Sold Price: \$ 332,000 Sold Price/SqFt: \$ 151.39 Loan Type: VA Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Age Rstrt (See Rmks); Owner/Agent Status Update:

Listed by: Realty Executives (reax33)

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	4309144 Residential Single Family - Detached	Closed
	Beds/Baths: 2 / 1.75 SF: 2,193 / Builder Year Built: 2008 Pool: Community EF: 21.75RXNO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: trilogy Tax Municipality: Peoria Marketing Name: Planned Cnty Name: Model: CIVITAS Builder Name: SHEA HOMES Hun Block: 292 N Map Code/Grid: H29 Bldg Number:
	Ele Sch Dist: 000 - Out of Area Elementary School: Adult Jr. High School: Adult	High School Dist #: 000 - Out of Area High School: Adult

Cross Streets: VISTANCIA BLVD/TRILOGY BLVD **Directions:** NORTH ON LAKE PLEASANT ROAD (99 TH AVE) TO HAPPY VALLEY ROAD--WEST TO TRILOGY BLVD--THROUGH GATE TO MODEL HOME COMPLEX.

Remarks: TAXES ARE ESTIMATE--GREAT CIVITAS FLOOR PLAN IN STATE OF THE ART ADULT QUALIFIED COMMUNITY--GOLF COURSE IN COMMUNITY--SUPER CLUB HOUSE WITH A VARIETY OF AMENITIES--THIS HOME IS HIGHLY UPGRADED WITH SPECTACULAR FLOORING, BEAUTIFUL CABINETS, COUNTER TOPS, FP IN GREAT ROOM, BAY WINDOW IN MASTER SUITE, FRONT AND REAR YARD LANDSCAPING, TWO-TONE INTERIOR PAINT, ETC...

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: 1 Fireplace Exterior Features: Covered Patio(s) Features: Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course	Kitchen Features: Range/Oven; Dishwasher; Disposal; Refrigerator Master Bathroom: 3/4 Bath Master Bdrm; Separate Shwr & Tub; Double Sinks Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Breakfast Bar; Breakfast Room Other Rooms: Den/Office Basement Description:	Const - Finish: Stucco Construction: Frame - Wood Construction Status: Complete Spec Home Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C3 REPLAT AN: 510-06-560 Lot Number: 1890 Town-Range-Section: 5N-1W-26 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,900/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 199/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks)	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 33 / 33 Close of Escrow Date: 03/08/2010 Off Market Date: 01/24/2010	List Price: \$ 344,900 Sold Price: \$ 344,900 Sold Price/SqFt: \$ 157.27 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0	Special Listing Cond: Age Rstrt (See Rmrks) Status Update:

Pnts Pd By Seller: 0
Closing Cost Split: Normal - N

Listed by: R.E. Lockman & Co. Inc. (lock01)

Prepared by Andrzej Niemyjski *All information should be verified by the recipient and none is guaranteed as accurate by ARMLS.* March 10, 2010 7:33 AM MST © 2010 MLS and FBS.

	4266317 Residential Single Family - Detached	Closed
	Beds/Baths: 2 / 2 SF: 2,153 / Builder Year Built: 2008 Pool: Community EF: 22RNO2G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: TRILOGY Tax Municipality: Peoria Marketing Name: Planned Cnty Name: Model: CIVITAS Builder Name: SHEA HOMES Hun Block: 29000 N Map Code/Grid: H29 Bldg Number:

Ele Sch Dist: 000 - Out of Area Elementary School: Adult Jr. High School: Adult	High School Dist #: 000 - Out of Area High School: Adult
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Cross Streets: VISTANCIA BLVD/TRILOGY BLVD **Directions:** NORTH ON LAKE PLEASANT ROAD(99 AVE) TO HAPPY VALLEY ROAD--WEST TO TRILOGY BLVD--SOUTH TO MODEL COMPLEX

Remarks: TAXES ARE ESTIMATE--STATE OF THE ART ADULT QUALIFIED COMMUNITY--BEAUTIFUL CIVITAS PLAN WITH 2 BEDROOMS AND DEN, GREAT ROOM WITH VIEWS TO REAR YARD, WRAP-A-ROUND REAR PATIO, GOURMET KITCHEN WITH NOOK, MANY UPGRADES INCLUDED IN HOME--OPEN 10/2 AND 10/3.

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Exterior Features: Covered Patio(s) Features: Complex Feature: Biking/Walking Path; Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; Tennis Court(s)	Kitchen Features: Range/Oven; Dishwasher Master Bathroom: Full Bth Master Bdrm; Double Sinks Additional Bedroom: Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen Other Rooms: Den/Office Basement Description:	Unit Style: All on One Level Const - Finish: Stucco Construction: Frame - Wood Construction Status: Complete Spec Home Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C3 REPLAT AN: 510-06-561 Lot Number: 1891 Town-Range-Section: 5N-1W-26 Cty Bk&Pg: Plat: Taxes/Yr: \$ 4,200/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Disclosures: None Possession: By Agreement

Homeowner Association Information

Homeowners Assoc: Y HOA Name: HOA Telephone:	HOA Fee/Paid: \$ 177/Monthly Association Fee Incl: Common Area Maint	Assoc Rules/Info: Pets OK (See Rmrks); Clubhouse/Rec Center; Prof Managed	Cap Imprv/Impact Fee: 0 Land Lease Fee: 0 PAD Fee: \$ 0
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Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 67 / 68 Close of Escrow Date: 12/30/2009 Off Market Date: 12/08/2009	List Price: \$ 353,900 Sold Price: \$ 353,900 Sold Price/SqFt: \$ 164.38 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0	Special Listing Cond: Age Rstrt (See Rmrks) Status Update:

Closing Cost Split: Normal - N

Listed by: R.E. Lockman & Co. Inc. (lock01)

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	4279694	Residential	Single Family - Detached	Closed
	Beds/Baths: 3 / 2	SF: 2,193 / Builder	Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Planned Cnty Name: Trilogy at Vistancia Model: Civitas Builder Name: Shea Hun Block: 13050 W Map Code/Grid: H29 Bldg Number:	

Year Built: 2006
Pool: Community
EF: 32R02.5G
Approx Lot SqFt: /
Apx Lot Size Range: 7,501 - 10,000
Level: Single Level
Dwelling Type: Single Family - Detached

Ele Sch Dist: 011 - Peoria Unified District
Elementary School: Adult
Jr. High School: Adult

High School Dist #: 011 - Peoria Unified District
High School: Adult

Cross Streets: Happy Valley & Lake Pleasant
Directions: W on Happy Valley, L on Trilogy Blvd, L on Eagle Trail, L on 130th Drive to home on Left.

Remarks: STOP the CAR HONEY, I FOUND it - Model PERFECT FURNISHED (turn key) HOME on a fantastic wash lot. The Desert VIEWS are SPECTACULAR. The FURNITURE in this HIGHLY UPGRADED Home is available w/a separate bill of sale. SPACIOUS KITCHEN is PERFECT for ENTERTAINING w/GRANITE SLAB counters & FULL DECORATIVE BACKSPLASH, GORGEOUS MAPLE STAGGERED Cabinets w/SLIDE OUT SHELVES. The SPACIOUS Great Room w/CUSTOM BUILT-IN ENTERTAINMENT CENTER is OPEN to the kitchen & dining area. HIGHLY UPGRADED Master Bedroom & Master Bath - Check out the Photo's. Plantation Shutters in all the right places. Enter in the WELCOMING PRIVATE FRONT COURTYARD & RELAX in the PEACEFUL & PRIVATE BACKYARD where you are a part of NATURE. Then go to the KIVA CLUB & ENJOY the AMMENITIES of a 5 STAR RESORT. AAH - this is LIFE IN AZ

Master Bedroom	15 15	Bedroom 2	14 12	Kitchen	12 12		Living Room	25 19
Den	13 12							

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2.5 Car Garage; Extnded Lngth Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Border Pres/Pub Lnd; Golf Course Subd; Desert Front; Desert Back; Mountain View(s); Gated Community; Adjacent to Wash Exterior Features: Patio; Covered Patio(s); Private Street(s); Pvt Yrd(s)/Ctryd(s); Yrd Wtrng Sys Front; Yrd Wtrng Sys Back Features: 9+ Flat Ceilings; Central Vacuum; No Interior Steps; Water Softener Owned; Drink Wtr Filter Sys Complex Feature: Biking/Walking Path; Children's Playrnd; Clubhouse/Rec Room; Community Pool; Community Pool Htd; Community Spa; Community Spa Htd; Concierge; Gated Community; Golf Course; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry Master Bathroom: 3/4 Bath Master Bdrm: Double Sinks Additional Bedroom: Master Bdrm Split; Mstr Bdr Walkin Clst Laundry: Washer Included; Dryer Included; Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Den/Office Basement Description:	Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: 3+ Exist Tele Lines; Pre-Wire Snd Snd; Pre-Wire Sat Dish; Cable TV Avail; Security Sys Owned Energy/Green Feature: Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones	County Code: Maricopa Legal Subdivision: TRILOGY AT VISTANCIA PARCEL C25 AN: 510-03-645 Lot Number: 1318 Town-Range-Section: 5N-1W-35 Cty Bk&Pg: Plat: Taxes/Yr: \$ 2,859/2008 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Conventional Exist 1st Loan Terms: Disclosures: Seller Disc Avail; Agency Disc Req; Special Asmnt Dist Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Associated Asset Mgm	HOA Fee/Paid: \$ 597/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: Pets OK (See Rmrks); NoVsble TrkTrlrVrBt; Rental OK (See Rmrks);	
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HOA Telephone: 602-906-4914

HOA Transfer Fee Amt: 90

Clubhouse/Rec Center; Prof
ManagedCap Imprv/Impact Fee: \$1600
Land Lease Fee: 0

PAD Fee: \$ 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 94 / 94 Close of Escrow Date: 02/16/2010 Off Market Date: 01/28/2010	List Price: \$ 392,500 Sold Price: \$ 389,000 Sold Price/SqFt: \$ 177.38 Loan Type: Conventional Loan Years: 30 Payment Type: Interest Only Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Normal - N	Special Listing Cond: Age Rstrt (See Rmks) Status Update:

Listed by: HomeSmart (cril04)

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	4270143 Residential Single Family - Detached	Closed
	Beds/Baths: 2 / 2 SF: 2,193 / Builder Year Built: 2006 Pool: Community EF: 22R02G Approx Lot SqFt: / Apx Lot Size Range: 1 - 7,500 Level: Single Level Dwelling Type: Single Family - Detached	Subdivision: Trilogy at Vistancia Tax Municipality: Peoria Marketing Name: Trilogy at Vistancia Planned Cnty Name: Trilogy at Vistancia Model: CIVITAS Builder Name: SHEA Hun Block: 12600 W Map Code/Grid: H29 Bldg Number:

Cross Streets: Happy Valley & Lake Pleasant Pkwy **Directions:** West on Happy Valley, becomes Vistancia Blvd. Left on Trilogy Blvd to gate. Left on Blue Sky. Right on Makena to home on left.

Remarks: Beautiful Civitas on the 16th championship tee (views, but no golf balls in yard!) overlooking the entire length of the fairway in Trilogy at Vistancia. All the special touches you expect: upgraded KIT w/ stainless appliances, staggered maple cabs w/ chocolate hi-lights, stone counters w/ full backsplash, under-mount sink, R/O water, under-cab lights. Mstr BR has bay window & views. Mstr Bath has upgraded tile counters & shower, upgraded glass shower door. Den upgraded w/ built-in desk & cabs. Plantation shutters thru-out. Ceiling fans in BRs, GrtRm, Den, Mstr Bath. 20inch diagonal tile, sunscreens thru-out. Courtyard entry w/ coated flooring. Patio w/ lighted water feature, coated flooring, built in BBQ, and golf views. Shows like a model, feels like home.

Master Bedroom	15 15	Bedroom 2	12 15	Kitchen	12 12	Dining Room	13 13	Living Room	15 29
Den	13 13								

Features	Room Details	Construction & Utilities	County, Tax and Financing
Approx SqFt Range: 2,001 - 2,250 Parking: 2 Car Garage; Extended Lngth Garage; Electric Door Opener Pool - Private: No Pool Spa: None Horses: N Fireplace: No Fireplace Property Description: Golf Course Lot; Golf Course Subd; Desert Front; Desert Back; Gated Community; Guarded Entry; North/South Exposure; Borders Common Area Exterior Features: Patio; Covered Patio(s); Pvt Yrd(s)/Crtyrd(s); Yrd Wtrng Sys Front; Yrd Wtrng Sys Back; Built-in BBQ Features: 9+ Flat Ceilings; Fire Sprinklers; No Interior Steps; Water Softener Owned; Soft Water Loop; Drink Wtr Filter Sys Complex Feature: Clubhouse/Rec Room; Community Pool Htd; Community Spa Htd; Gated Community; Golf Course; On-Site Guard; Tennis Court(s) Flooring: Carpet; Tile	Kitchen Features: Range/Oven; Dishwasher; Disposal; Microwave; Refrigerator; Pantry Master Bathroom: 3/4 Bath Master Bdrm; Double Sinks Additional Bedroom: Separate Bdrm Exit; Mstr Bdr Walkin Clst Laundry: Inside Laundry Dining Area: Eat-in Kitchen; Breakfast Bar; Dining in LR/GR Other Rooms: Great Room; Library-Blt-in Bkcs; Den/Office Basement Description:	Architecture: Santa Barbara/Tuscan Const - Finish: Painted; Stucco Construction: Frame - Wood Roofing: All Tile Fencing: None Cooling: Refrigeration Heating: Gas Heat Utilities: APS; SW Gas Water: City Water Sewer: Sewer - Public Services: City Services Technology: Cable TV Avail; HighSpd Intrnt Avail; Ntwrk Wrng Multi Rms Energy/Green Feature: Sunscreen(s); Ceiling Fan(s); Multi-Pane Wndws; Multi-Zones; Enrgy Star Appliances	County Code: Maricopa Legal Subdivision: AN: 510-03-059 Lot Number: 882 Town-Range-Section: -- Cty Bk&Pg: Plat: Taxes/Yr: \$ 3,229/2009 Ownership: Fee Simple New Financing: Cash; Conventional Total Asum Mnth Pmts: \$ 0 Down Payment: \$ 0 Existing 1st Loan: Treat as Free&Clear Exist 1st Loan Terms: Non Assumable Disclosures: Seller Disc Avail; Agency Disc Req Possession: Close of Escrow

Homeowner Association Information

Homeowners Assoc: Y HOA Name: Associated AssetMgmt	HOA Fee/Paid: \$ 531/Quarterly Association Fee Incl: Common Area Maint; Street Maint	Assoc Rules/Info: NoVsble TrkTrlrRvBt; Clubhouse/Rec Center; Self Managed	Rec Center: Y Rec Center Fee: 0
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HOA Telephone: 602-906-4914

Cap Imprv/Impact Fee: unknown

Land Lease Fee: 0

PAD Fee: \$ 0

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 62 / 62 Close of Escrow Date: 01/19/2010 Off Market Date: 12/09/2009	List Price: \$ 449,000 Sold Price: \$ 420,000 Sold Price/SqFt: \$ 191.52 Loan Type: Conventional Loan Years: 30 Payment Type: Fixed Pnts Pd By Buyer: 0 Pnts Pd By Seller: 0 Closing Cost Split: Buyer - B	Special Listing Cond: Age Rstrt (See Rmks) Status Update:

Listed by: Thompson's Realty (thom01)

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